

Jefferson Playfield Improvements

Background

The Jefferson Playfield Improvements are a significant part of the Jefferson Park Improvements, funded by the 2008 Parks & Green Spaces Levy.

“JEFFERSON PARK DEVELOPMENT - Further development of the Jefferson Park Master Plan and the construction of a skate park.”

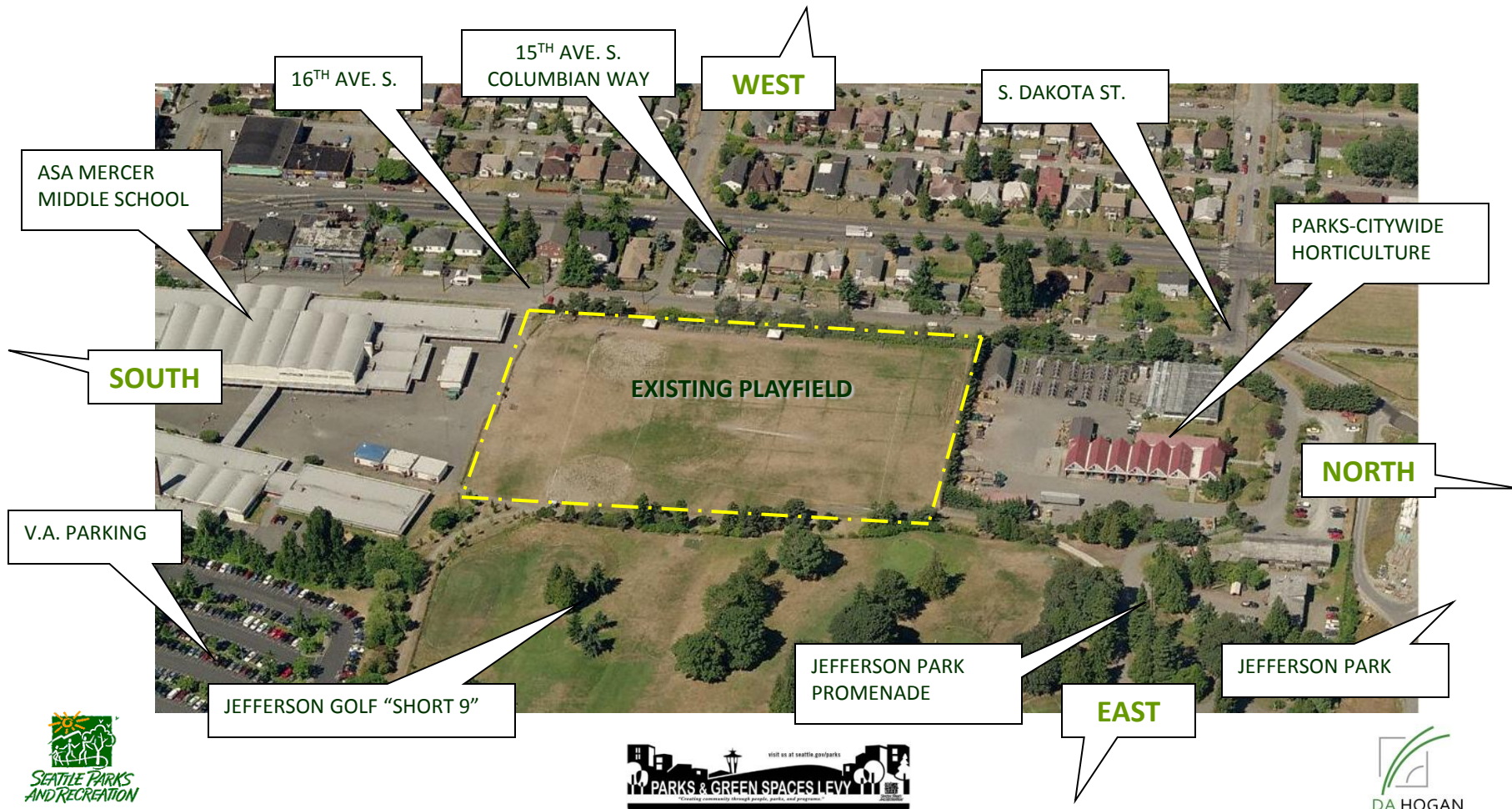
Ordinance 122959 establishing the 2008 Parks & Green Spaces Levy Projects & Programs



**JEFFERSON PARK EXPANSION
PHASE 2**

Jefferson Playfield Improvements

- Existing Conditions & Neighborhood Context
 - Park lands to the north and east, Asa Mercer to the south
 - Veterans Affairs complex to the southeast
 - Single Family (SF) 5000 zoned property across 16th Ave S., with houses oriented along 15th Ave. S.



Jefferson Playfield Improvements

ATHLETIC FIELD IMPROVEMENTS:

Installation of Synthetic Turf & Rubberized Track Surfacing

- One permanently marked full-sized soccer field
- Three youth soccer fields, w/permanent reference marks
- One permanently marked baseball/softball field with 90', 70', and 60' base paths
- Two permanently ultimate (Frisbee) fields
- One partially marked football field, w/permanent reference marks
- 3 - 110 meter lanes of rubberized running track (or a 1/5 mile loop)
- **Field Lighting, inc. 9 poles up to 80' height**

OTHER SITE IMPROVEMENTS

- Redeveloped Path connecting Asa Mercer Middle School to the south to Jefferson Park to the north



Jefferson Playfield Improvements

The Jefferson Playfield Project is a permitted use in the SF Zone. However, Council Concept Approval is required to waive the height limit, as follows:

- SMC 23.44.012A - 30' Height Limit for All Structures in the Single Family Zone
- SMC 23.44.036A – Council may waive or modify development standards for a City Facility, to allow an 80' height limit for nine light poles



Jefferson Playfield Improvements

LAND USE ISSUES

- ❑ SMC 23.44.008.H requires exterior lighting impacts to be mitigated.

“Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed.”

- ❑ SMC 23.44.012 limits height of structures to 30’ in residential zones, for which the project seeks Council Concept Approval to allow a waiver.

- ❑ SMC 23.64.018 requires FAA approval for tall structures in the Airport Overlay Zone, which the project has secured.

- ❑ SMC 25.05.675.K, concerning SEPA impacts of lighting, indicates that:
“...mitigating measures may include, but are not limited to limiting the reflective qualities of surface materials that can be used in the development, limiting the area and intensity of illumination, limiting the location or angle of illumination, limiting the hours of illumination, and providing landscaping.”

Jefferson Playfield Improvements

❖ Parks Department Outreach & Public Involvement

- **Four Public Meetings** in 2009 and 2010
- On-site Parks & Green Spaces Levy Project Signage
- SEPA Noticing
 - Published Notice
 - Posted Signage
 - Comment Period
- Stakeholder Input
 - Project Team engaged “key players” in various stakeholder groups throughout the design process 2009 – present.

❖ Department of Planning & Development Outreach

- **Land Use Signage**
- Published Notice
- Comment Period

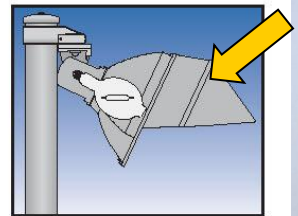


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PROPOSED IMPROVEMENTS

Field Lighting System...

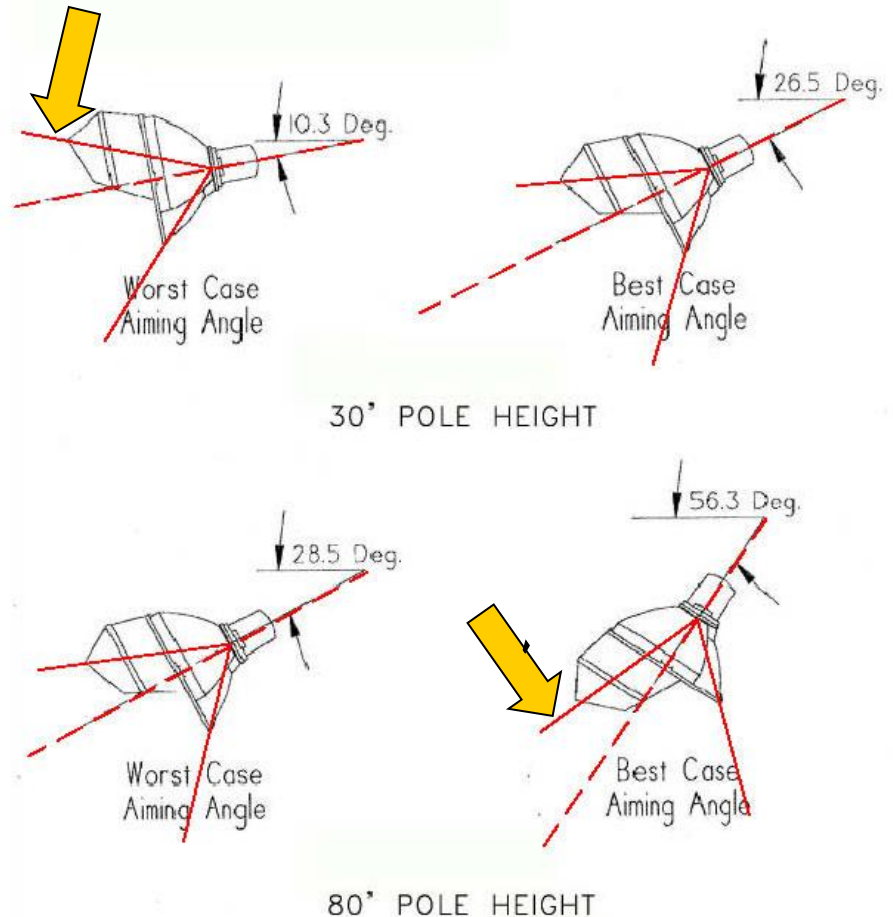
- Uses latest available reflector and shielding technology, allowing **greater control of the beam** to the desired surface.
- **Adjustable** for correction of off-site impacts **after installation**
- Installing fixtures well above 30' allows spill light to be mitigated significantly.
- Jefferson Playfield **Illumination Management Plan** (August 2010) limits hours of operation and spill light



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LAND USE POLICY

- SMC 23.44.008 imposes controls on light trespass and glare. DPR's goal is to limit spill light to 1.1 foot-candles (similar to a street light) at the property line.
- The project will use advanced fixtures that direct the angle of the beam to increase the cut-off angle.
- To achieve this, the fixtures must be mounted fairly high off the ground.



QUESTIONS?

